

Message Text

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PAGE 01 BUENOS 06771 302211Z
ACTION OPR-02

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FM AMEMBASSY BUENOS AIRES
TO SECSTATE WASHDC PRIORITY 7238
INFO DIA WASHDC
USCINCSO QUARRY HTS CZ
USDA FAS WASHDC
FBI WASHDC
PER DIEM TVL AND TR ALWS COMTE WASHDC

UNCLAS BUENOS AIRES 6771

FOR A/ALS AND ARA/MGT; DIA FOR AH-6

E.O. 11652: N/A
TAGS: ALOW, SOCI, AR
SUBJECT: LQA BUENOS AIRES

REF: BUENOS AIRES 3290

1. HOUSING COSTS IN BUENOS AIRES AND ENVIRONS HAVE CONTINUED TO SPIRAL ALTHOUGH CONSTRUCTION OF APARTMENTS IS AT AN ALL TIME HIGH, IT REMAINS A SELLER'S MARKET. SINCE REFTEL REMAINS APPLICABLE IN ACCURATELY DESCRIBING EXISTING HOUSING CONDITIONS, POST HAS NOT UNDERTAKEN A NEW FORMAL APPRAISAL SURVEY. OUR COMMUNITY LIAISON OFFICE (CLO) ESTABLISHED IN MARCH OF THIS YEAR HAS PROVIDED VALUABLE ASSISTANCE TO NEW ARRIVALS IN LOCATING ADEQUATE HOUSING WITHIN ALLOWANCE LIMITATIONS. POST HAS BEEN FORTUNATE, IN MANY INSTANCES, NEGOTIATING EXTENTIONS TO EXISTING LEASES OF THOSE DEPARTING TO ACCOMMODATE PERSONNEL NEWLY ASSIGNED AT ACCEPTABLE LEVELS OF INCREASED RENTAL.

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2. RENTS CONTINUE TO RISE RAPIDLY IN TERMS OF DOLLARS, WITH THE IMPROVEMENT IN THE SECURITY SITUATION AND MORE GENERALLY THE MORE FAVORABLE BUSINESS CLIMATE, FOREIGN FIRMS AND BANKS WITH SUBSIDIARIES IN ARGENTINA ARE BEGINNING TO SEND FOREIGN PERSONNEL BACK TO BUENOS AIRES, THUS INCREASING THE DEMAND FOR THE LIMITED AMOUNT OF SUITABLE HOUSING AVAILABLE. IN ADDITION, MANY OWNERS WHO RENTED OURSSES OR APARTMENTS UNDER

DOLLAR CONTRACTS HAVE SEEN THEIR RENTS DIMINISH IN "REAL TERMS" OVER THE YEARS BECAUSE THE INTERNAL RATE OF INFLATION HAS GREATLY EXCEEDED THE RATE OF DEVALUATION OF THE PESO IN RELATION TO THE DOLLAR (AND THE SPREAD BETWEEN THE TWO RATES HAS BEEN INCREASING). IT IS THEREFORE A REAL SELLER'S HOUSING MARKET AND OWNERS ARE DEMANDING AND OBTAINING VERY SUBSTANTIAL INCREASES IN RENT (AND THE EXORBITANT COMMISSION FEES) WHEN EXISTING CONTRACTS EXPIRE. ALTHOUGH THERE IS CONSIDERABLE CONSTRUCTION UNDERWAY, IT WILL BE A LONG TIME BEFORE THE SUPPLY OF SUITABLE HOUSING CATCHES UP WITH CURRENT DEMAND.

3. FOLLOWING IS SAMPLING OF HOUSING RECENTLY INSPECTED OR CONSIDERED FOR PRIVATE LEASING BY NEW ARRIVALS. CURRENT SF-1190'S BEING AIRPOUCHED FOR ALL LEASES. UTILITY COSTS AVAILABLE FROM FORMS.

SURVEY CODES: H-HOUSE, A-APT., L-LIVING ROOM, D-DINING, ROOM, L/D-LIVING AND DINING ROOM COMBINATION, DEN-DEN, DEN-B-DEN WHICH COULD CONVERT TO BEDROOM, B-BEDROOM, BTH-FULL BATHROOM, T-GUEST TOILETTE, K-KITCHEN, GARDEN, P-POOL, GA-GARAGE, GP-PARKING SPACE, S-SERVANT QUARTERS WITHOUT BATH, SB-SERVANT QUARTER WITH FULL BATHROOM. WE DID NOT CONSIDER ANY RESIDENCE THAT DID NOT HAVE A TELEPHONE. ALL ARE UNFURNISHED UNLESS OTHERWISE NOTED. ALL AGENCIES CONCUR.

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3.1.--- SUIPACHA 1332, 6TH FLOOR, LD, B-2, BTH-2, K, COMMENT:
FOR SINGLE SEC. OR SINGLE JR. OFFICER: \$1,100.00.

3.2 -H- PIROVANO 937, LA LUCILA: L, K, B-3, BTH-1, COMMENT:
NO EATING AREA IN KITCHEN OR SMALL LIVING, BARELY SUITABLE
FOR SINGLE SEC OR SINGLE JR. OFFICER: \$1,000.00

3.E -H- O'HIGGINS 2329, BELGRANO: L, D, K, B-4, T, BTH-3,
LAUNDRY, SB, DEN, GA, G. BAD CONDITION, MID-CAREER OFF.
MANY REPAIRS NECESSARY: \$1,500.00

3.4 -A- GUIDO Y CALLO, 9TH FLOOR, LD, B-3, BTH-2, K, S 1/2,
GA. COMMENT: SUITABLE FOR JR. OFFICER WITHOUT CHILDREN:
\$800.00

3.5 -A- LIBERTADOR Y CANNING, 6TH FLOOR: L, D, K, B-4, BTH-2,
COMMENT: UNSEEN, AGENT REFERRAL SUITABLE FOR MID-CAREER
OFFICER: \$2,000.00

3.6. -A- AYACHUCHO 1497, 12TH FLOOR: LD, K, SB, L, B-3,
BTH-2, GA. COMMENTS: SUITABLE FOR JR. OFFICER: \$1,300.00

3.7.-A- LIBERTADOR Y MAURE, 1ST FLOOR: LD, K, B-3, BTH-2,
GA, G.; COMMENTS: JR. TO MID-CAREER: \$1,500.00

3.8 -A- DARRAGUEIRA 7TH FLOOR: LD, B-1, DEN B, BTH-2, GA,
K.; COMMENTS: SINGLE SEC OR SINGLE JR. OFFICER: \$850.00

3.9.-H- DEBENEDETTI 1101, LA LUCILA: LD, K, B-3, BTH-2,
T, SB, P, G, GA, COMMENTS: SMALL HOUSE SUITABLE IN SIZE
FOR JR. TO MID-CAREER OFFICERS WITH NOT MORE THAN 2
CHILDREN, NO REP. NEED: \$2,200.00.

3.10-H- ALVEAR MARTINES: L, D, K, T, BTH-2, B-4,
G, P, SP. COMMENTS: SUITABLE FOR MID CAREER OFFICER
WITHOUT REP. NEEDS: \$2,500.00
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3.11.-H-ISIDRO LABRADOR MARTINEZ: L, D, K, P, T, B-4, BTH-2,
DEN, G, SB. COMMENTS: JR TO MID CAREER OFFICER WITH FAMILY
WITHOUT REP NEEDS: \$2,000.00

3.12.-A- TEORDORO GARCIA Y VILLANUEVA, 13TH FLOOR, BELGRANO:
LD, B-3, BTH-2, T, K, G, SB, DEN, COMMENTS: SUITABLE
FOR MID CAREER OFFICER W/FAMILY: \$2,000.00

3.13.-A- BUSTAMANTE 2656, 7TH FLOOR: LD, B-3, BTH-1, T, K,
SB-3. COMMENTS: SUITABLE SINGLE SEC OR JR OFF W/OUT
CHILDREN: \$900.00

3.14.-A- ALVEAR 1550, 7TH FLOOR: LD, DEN, B-2, BTH-2, SB,
GA. COMMENTS: HAVE NOT SEEN. AGENT REFERRAL, AS IS TO
HIGH PRICE FOR SINGLE SEC OR SINGLE JR OFFICER. \$1,300.00

3.1.5-A- SANTA FE Y MALABIA, 14-15TH FLOORS: L, D, B-3, BTH-
3, DEN, K, GA, SB FURNISHED. COMMENTS: NOT SEEN, AGENT
REFERRAL SUITABLE FOR SENIOR OFFICER: \$2,500.00 PLUS 2
MONTHS DEPOSIT PLUS 8 PERCENT COMMISSION.

3.16.-A- PARAGUAY 1142, 9TH FLOOR: L, D, T, B-4, BTH-2,
LAUND. SB, K, GA, STORAGE. COMMENTS: SUITABLE FOR MID-CAREER
OFFICER WITH SMALL FAMILY: \$2,300.00

4. AT THE PRESENT TIME ONE EMPLOYEE HAS LARGE OUT OF
POCKET EXPENSES AS A RESULT OF CURRENT HOUSING MARKET.
PROMPT ADJUSTMENT IS REQUESTED TO RELIEVE CONDITIONS
AND ASSIST OTHER NEW ARRIVALS IN LOCATING SUITABLE LEASED
RESIDENCES.
CASTRO

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Disposition Comment:
Disposition Date: 01 jan 1960
Disposition Event:
Disposition History: n/a
Disposition Reason:
Disposition Remarks:
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Secure: OPEN
Status: NATIVE
Subject: LQA BUENOS AIRES
TAGS: ALOW, SOCI, AR
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